

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How To Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented enter "N/A" for not applicable. For functions, architectural classification, materials, and areas of significance enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a) Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Cuttalossa Valley Historic District

other names/site number n/a

2. Location

street & number Cuttalossa Road from Sugan Road to the Delaware River n/a not for publication
city or town Solebury Township n/a vicinity
state Pennsylvania code PA county Bucks code 017 zip code 18963

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act as amended, I hereby certify that this XX nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XXX meets does not meet the National Register criteria. I recommend that this property be considered significant nationally XX statewide locally . See continuation sheet for additional comments.)

Brent D. Glass

March 13, 2002

Signature of certifying official/title PA Historical & Museum Commission
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments)

Signature of certifying official/title _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National Register.

☐ other, (explain) _____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)		
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s) district site structure object	Contributing	Non contributing	
<input checked="" type="checkbox"/> public-local		23	3	buildings
<input type="checkbox"/> public-State		10	0	sites
<input type="checkbox"/> public-Federal		4	0	structures
		0	0	objects
		37	3	Total

Name of related multiple property listing
(Enter N/A if property is not part of a multiple property listing)
N/A

Number of contributing resources
previously listed in the National Register
0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>DOMESTIC/single dwelling</u>	<u>DOMESTIC/single dwelling</u>
<u>INDUSTRY/manufacturing facility</u>	<u>COMMERCE/restaurant</u>
<u>TRANSPORATION/road related</u>	<u>TRANSPORTATION/road related</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>COLONIAL: Georgian</u>	<u>foundation</u> <u>stone</u>
<u>EARLY REPUBLIC: Federal</u>	<u>walls</u> <u>stone, shingle/asphalt /stucco</u>
<u>MID 19TH CENTURY: Greek Revival</u>	<u>roof</u> <u>asphalt</u>
<u>MID 19TH CENTURY: Italianate</u>	<u>other</u> _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- #
- recorded by Historic American Engineering
- Record #

Areas of Significance

(Enter categories from instructions)

Industry

Architecture

Art

Entertainment/Recreation

Period of Significance

1748-1952

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

Garber, Daniel

Cultural Affiliation

n/a

Architect/Builder

unknown

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository:

Heritage Conservancy

10. Geographical Data

Acreage of Property 90 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	18 497904	4472387	3	18	498229	4470187
	Easting	Northing		Zone	Easting	Northing
2	18 498526	4472375	4	18	497298	4470379

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Michael May, Historic Preservation Specialist

organization Heritage Conservancy date February 28, 2001, revised October 2001, January 2002

street & number 85 Old Dublin Pike telephone 215 345-7020 ext. 109 (day time)

city or town Doylestown state PA zip code 18901

Additional Documentation

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or- numerous resources

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name see attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief Administrative Services Division National Park Service P.O. Box 37127 Washington, DC 20013-7127 and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018) Washington DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7

Page 1

Cuttalossa Valley Historic District
Bucks County, PA

The Cuttalossa Valley Historic District, located in Solebury Township, Bucks County, is a highly scenic area with historic resources surrounded by woodland on steep rocky slopes and a lush valley floor. The hillsides form a narrow valley pierced by a meandering stream and Cuttalossa Road--an adjacent gravel road. Overall the district is long and narrow following Cuttalossa Creek along its final 1 ½-mile route northward from western Solebury Township to the Delaware River. A variety of contributing resources can be found in the district including dwellings, barns and associated outbuildings, a mill, bridges, a fountain, and substantial remains of old mills and raceways, barns and dams. Parcels with small remnants of structures, building foundations, and landscape features are also found in the district. These smaller elements have been included in the resource count as one site per parcel. A reputed Native American archeological site has not been counted as a resource. Overall, the district contains 37 contributing resources, with 23 contributing buildings, four contributing structures and 10 contributing sites. There are also three non-contributing buildings and 10 vacant parcels in the district. Historic buildings in the district are generally constructed of stone and rise 2 to 2 ½ stories, with gabled roofs. These resources date between the mid-18th century and 1932, and are vernacular examples of Colonial, Federal, Greek Revival and Italianate modes. The landscape and built environment remain intact with few changes in recent years, ensuring the integrity of the district.

As one enters the valley from the south, the landscape changes dramatically. At the south end of the district, near where the creek begins, there are rolling meadows and fields as well as several early buildings (Tax Map Parcels 41-13-43, 53, 54). Following the creek north, several small tributaries enter and steep hills begin rising 60 to 80 feet--nearly vertically in spots. Lush vegetation and towering trees line the valley floor for much of its length. Cuttalossa Road follows the creek serving as the only vehicular and pedestrian passageway between the steep valley walls. The creek and road make several bends before descending to a broad level area found about a mile towards the Delaware River. This area is locally named Laurelton for the nearby house. Here a small cluster of historic buildings is found close to the creek (Tax Map Parcels 41-07-13, 13-1, 17, 18). The area marks the valley's widest part, and a road (Paxson Hill Road) enters the valley from the east. Beyond this cluster of buildings the creek bends to the Delaware River about 500 yards ahead. At the northernmost end, the district includes a portion of the Pennsylvania Canal and River Road. Here, too, are a grouping of historic resources along the sloping hillside and creek (Tax Map Parcels 41-07-9, 10 11, 14).

Residential buildings predominate in the district. Although only 10 of the 23 contributing buildings in the district are used for residential purposes, their scale, massing and placement along the road make them the district's dominant feature. Overall there are two vernacular Georgian dwellings and three vernacular Federal houses. Other styles represented in the district include, vernacular examples of the Greek Revival (1), Italianate (2), and cottage styles (2).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7

Page 2

Cuttalossa Valley Historic District
Bucks County, PA

Among the earliest buildings is the circa 1750 house later known as Hard Times Tavern (Tax Map Parcel 41-07-10). The south end of the building is typical of 18th century architecture of the region. The dwelling is a 2 ½-stories-tall and five-bay-wide stone building with gabled roof and a double-pile plan. Like early buildings in the region, it employs segmental, arched stone first-floor window lintels and, like many, it was added to in a lateral fashion.

The Samuel Armitage House (Tax Map Parcel 41-02-43), has a 2 ½-story, stone central section of three bays with similar first-floor window detailing. It, too, has several lateral wings that date to the early 1800s.

Hill House, (Tax Map Parcel 41-07-11), located on Armitage Road above the creek, is a 2 ½-story bank house constructed of stone with a gabled roof; it was built in the early 1800s. Federal influences, such as paired brick chimneys, are employed.

Small dwellings are also evident in the district. One simple, 1 ½ story stone house, circa 1830 (Tax Map Parcel 41-07-09), has a square plan. A gable roof and two bay wide façade with elongated windows with Federal detailing is employed.

By the mid 19th century popular architectural styles began to appear in the region including the Cuttaloosa Valley. The district has one Greek Revival influenced house. The Watson Kenderdine House (Tax Map Parcel 41-7-13-1), built in the 1850s, is constructed of stone, but was originally faced with stucco. It employs eyebrow third-floor windows, typical of the style.

Dwellings built in the second half of the 19th century, including the building now known as the Cuttaloosa Inn (Tax Map Parcel 41-07-14), also reflect 19th century taste and influence. Italianate features on this building, such as the cross gable roof and round-arch attic window and double leaf round arch paneled doors, remain. Typical of vernacular houses in Bucks County this building is constructed of stone with a single pile plan. At least one other example of the style was found in the district—the home of John Kenderdine known as Laurelton. A portion of the building (Tax Map Parcel 41-07-17) was rebuilt circa 1920 after a fire. Unlike earlier buildings, both homes have rear additions, rather than lateral wings.

Two frame dwellings in the district are typical of later vernacular residential buildings with cottage style elements. A house with a L-shaped plan employing clapboard, fish-scale shingles and an openfront porch is located on the Kenderdine/Garber property (Tax Map Parcel 41-07-13-01). One early 20th century dwelling with a front gable end, board and batten siding, and void of decorative elements is found near the south end of the district (Tax Map Parcel 41-02-113-1).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7

Page 3

Cuttalossa Valley Historic District
Bucks County, PA

Other building types are found in the district, including an early mill. The Armitage Mill dates to the mid 18th century (Tax Map Parcel 41-13-54). The building, the only intact mill in the district, is constructed of stone with a slate gabled roof. Built into a bank, it is one-story tall on its east elevation and two stories on the west side. Asymmetrical window placement is apparent on the west side, where one original window retains a segmental arch lintel. The north end was added to the building in the 1830s and retains an internal end chimney. The wooden wheel for the mill no longer exists, but the millrace is still evident.

The district also houses 12 contributing outbuildings. Among the most intact are those found on the Samuel Armitage Homestead tract, which has a large stone bank barn rising 2 ½ stories with gable roof and rear ell wing. The property also holds a one story stone springhouse (Tax Map Parcel 41-13-43). A mid to late 19th century low barn, (Tax Map Parcel 41-7-12-1), constructed of stone with frame above, is found near the road at the opposite end of the district. A similar barn, built on the Watson Kenderdine property (Tax Map Parcel 41-7-13-1), was converted into an artist's studio at the turn of the century. It has a stone foundation with upper frame section, gable roof and lateral wing. Adjoining the studio is a 19th century ice house with stone foundation and upper frame floor topped with a gable roof and clad in shingles. Another contributing outbuilding is an early root cellar found on the Hard Times Tavern property (Tax Map Parcel 41-07-10). This building, located directly behind the dwelling, is stone with an arched roof and is built into an earthen bank.

Twentieth century outbuildings that are contributing resources include several resources that are vernacular examples of Neo-Colonial/cottage architecture. The area's role as a scenic and historic valley appears to have played a role in their architectural appearance. A one-story log building with a stone foundation, gable roof with frame end, and single sash 12 paned windows is found near Laurelton. The building has an adjoining frame addition with board and batten siding and a wooden water wheel (Tax Map Parcel 41-07-20-1). The site also holds a shed or sheep's cote built of log and frame construction with a cedar shake roof.

The district has 10 contributing sites. Although archaeological investigations of the sites have not been completed, surface evidences as well as historical documentations indicate that the remains consists of mill foundations, raceways and foundations of other buildings. All remains are constructed of stone and most are found along or near the creek's bank. One site (Tax Map Parcel 41-07-11) holds large portions

of stone barn walls found north of a stone dwelling. Stone walls that may be part of a late 19th century tramway support or staging area are found along River Road (Tax Map Parcel 41-07-06/07). Portions of mills and their associated structures—constructed in the early to mid 19th century—are found scattered throughout the district. A large stone wall rises nearly two stories along the south side of Cuttalossa Creek near River Road. The wall is the remnant of the John

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7

Page 4

**Cuttalossa Valley Historic District
Bucks County, PA**

Kenderdine Mill circa 1834 (Tax Map Parcel 41-007-14). Portions of the Kenderdine Bone Meal and Phosphate Mill (Tax Map Parcel 41-07-13) circa 1863, are found on the north side of the creek near Laurelton. Although a non-contributing dwelling, built in 1964, incorporates the stone foundation and stone first floor of the mill, a large section of the millrace walls (approximately 30 feet) are still found near the creek. Two sites hold stone foundations associated with the Lear-Large Mill near the center of the district. These include mill raceways and possible house foundations (Tax Map Parcel 41-02-112/114).

Numerous foundations for mills, raceways, dwellings and outbuildings also are found scattered throughout the district. These resources have been counted as one site per parcel. Perhaps among the district's earliest resources are archeological remains that may be found in the west end near Sugan Road. Here a pre-1705 Indian village is alleged to have been found (Tax Map Parcel 41-13-43). Although no physical evidence is apparent, historical accounts in the 19th century recorded in the 1897 booklet, "The Cuttalloosa" by William J. Buck as well as deeds from the land dating to 1705, refer to the Indian village at or near this location. This site has not been counted as a resource.

The district has four contributing structures. Three structures are bridges. The bridge adjoining Tax Map Parcel 41-02-111 is the earliest bridge constructed circa 1880. It is an one arched, one lane stone structure with concrete coping. Two bridges with date stones from 1932 are flat-arched stone and concrete bridges with flaring stone abutment walls and cast concrete balustrades. A fourth structure in the district is the spring along the roadway comprised of a stone wall and simple metal pipe (Tax Map Parcel 41-02-111-13).

Non-contributing buildings in the district include one dwelling and two secondary buildings. These buildings are listed as non-contributing due to age. The dwelling (Tax Map parcel 41-07-13) was built in 1964 and incorporates the footprint and stone walls of the Kenderdine Bone Meal and Phosphate Mill. A late 20th century 1 ½ story stone garage with gable roof is found on the Hill House parcel (Tax Map Parcel 41-07-11), and a secondary dwelling, a 2 -story frame building, is found on the Armitage Mill Parcel (Tax Map 41-13-54).

Overall, the district retains its historic appearance. The steepness of the valley has prevented recent development and serves to form a barrier that results in the district being visually distinct from the surrounding modern land uses.

Resources have undergone some alterations over the years. The district's role as a scenic destination appears to have influenced alterations to existing buildings. Renovation to convert the Kenderdine Barn into a residence used native building materials and similar rooflines on new wings. Most alterations are compatible with the historic architecture and include alteration to windows such as those found on the south elevation of Hill House (Tax Map Parcel 41-07-11),

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

Page 5

**Cuttalossa Valley Historic District
Bucks County, PA**

the addition of dormer windows like those on the Armitage Mill (Tax Map Parcel 41-13-54), and the construction of side and rear additions most visible on two properties along River Road (Tax Map Parcel 41-07-09/14). The removal of stucco and the addition of iron porch details are evident on the Watson Kenderdine/Daniel Garber House (Tax Map Parcel 41-07-13-1).

Modifications to outbuildings have also occurred over the years. These changes include the addition of modern overhead doors, and new windows.

Overall, the scale and use of materials of these additions and alterations however are in character with the historic architecture and do not compromise the district's integrity.

Resource Inventory

(Note: One or more ruin sites on parcels are counted as one contributing resource)

41-07-06

41-07-07 River Road at Cuttalossa Road

Date of Construction: Circa 1870

Description: Site of the original ferry wharf area and quarry staging area for cable car/tramway across the Delaware River. A portion of the Pennsylvania Canal cuts through the parcel.

A stone wall measuring approximately 15 feet long and high is found near the canal

Total # of Resources: 1 Contributing: 1 Site

41-07-09 3523 River Road

Date of Construction: Circa 1830 with 20th century additions

Description: Small, 1 ½-story stone building with one internal end chimney. Frame side and rear additions.

Total # of Resources: 1 Contributing: 1 Building

41-07-10 3505 River Road Hard Times Tavern

Date of Construction: Circa 1750 with 19th century additions

Description: Fine 2 ½ story stone Colonial dwelling. Built in three sections with slate, gabled roof. Original section is double piled, and five bays wide with segmental-arched, first floor openings, 9/6 first floor lights, central doorway with four-part transom, and now forms the south

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

Page 6

**Cuttalossa Valley Historic District
Bucks County, PA**

end of the building. Four-bay central section with two central doorways and 6/6 windows. Smaller early 20th century stone section of 2 stories and 2 bays wide at north end.

The site contains old stone walls and an arched root cellar of stone construction.

Total # of Resources: 3 Contributing : 2 Buildings/1 Site

41-07-11 6775 Armitage Road Hill House
Date of Construction Circa 1837

Description: 2 ½-story, 3-bay-wide, stone bank house with slate gabled roof. Paired internal end chimneys are brick above the roofline typical of Federal period.

The site contains numerous stone walls and remains of a large stone barn. A late 20th century 1 ½ story stone garage, and 2 story stone and frame bank building, probably a 19th century milk/spring house, with gable roof complete the complex.

Total # of Resources: 4 Contributing: 3 2 Buildings/1 Site
Non-contrib: 1 1 Building

41-07-12 Armitage and Cuttalossa Roads
Date of Construction: Circa 1850

Description: This parcel is associated with the adjoining Kenderdine mill and historically held the mill race. Some stone remains are visible today.

Total # of Resources: 1 Contributing: 1 1 Site

41-07-12-01 Cuttalossa Road, south of Armitage Road
Date of Construction: Circa 1850

Description: 2 ½-story, frame over stone bank barn with gabled roof. Four bays wide with tripartite, 9/6 second floor windows. Modern garage doors on lower level.

Total # of Resources: 1 Contributing: 1 Building

41-07-13 6095 Cuttalossa Road, Kenderdine Bone Meal and Phosphate Mill
Date of Construction: Circa 1863 and 1964

Description: 1 ½-story frame and stone residence with gable roof. The foundation/footprint, and stone walls of the dwelling are the remnants of an early mill. The frame walls, and roof date to 1967. The property also retains portions of its mill race walls.

Total # of Resources: 2 Contributing: 1 Site
Non-contrib: 1 Building

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

Page 7

Cuttalossa Valley Historic District
Bucks County, PA

41-07-13 Adjacent Cuttalossa Road
Date of Construction: 1932 Date Stone

Description: Flat arched stone and concrete bridge
Total # of Resources: 1 Contributing: 1 Structure

41-07-13-01 6685 Cuttalossa Road, Watson Kenderdine/Daniel Garber House
Date of Construction: Circa 1850

Description: 2 ¾-story, 4-bay stone house. One pile deep with frame, rear additions. Six over six double hung sash windows, Third floor eyebrow windows. Front porch with later iron tracery supports, now enclosed with glass.

Several accessory buildings include a 2-story, 19th century bank barn constructed of frame with stone lower level and frame wing, and a small gabled roof shingled ice house with stone base. A mid-19th century, 2-story frame cottage with L-shaped plan has a gable roof, and is clad with clapboard and fish-scale shingles.

Total # of Resources: 4 Contributing: 4 Buildings

41-07-13-3 Cuttalossa Road
Vacant Not counted

41-07-14 3478 River Road, Lumberton Store and Post Office/Cuttalossa Inn
Date of Construction: Circa 1875

Description: 2 ½-story stone, with cross gable roof and returns. Three-bay wide façade with central doorway containing a transom and round-arched paneled door. Round arched attic window. Altered by mid 20th century rear addition, and small frame front wing.

A large stone wall, once part of a mill building, is found just south of the house along the creek bed. The mill remains extend approximately 30 feet along the creek and one story high. The wall is pierced by three window openings now void of sash.

Total # of Resources: 2 Contributing: 2 1 Building/1 Site

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

Page 8

**Cuttalossa Valley Historic District
Bucks County, PA**

41-07-16 adjacent Cuttalossa Road

The site includes remains of the original road through the valley with a stone bridge/dam embankment. Some minor evidence of stone foundations for several dwellings, a mill building and the mill race are also found.

Total # of Resources: 1 Contributing: 1 Site

41-07-17 6755 Paxson Road John Kenderdine House

Date of Construction: Circa 1845

Description: 2 ½ story, stone with shingled gable roof. The three-bay-wide façade has a central doorway and is flanked by internal end chimneys. Frame rear addition. Substantially rebuilt circa 1900.

Total # of Resources: 1 Contributing: 1 Building

41-07-18 6694 Cuttalossa Road, Kenderdine Barn

Date of Construction: Circa 1845, and 1980

Description: Originally part of a stone stable the building has been converted into a residence. Low pitched gable roof with one massive internal end chimney. Board and batten south end rises 2 stories. The property also includes a circa 1930 2 story, stone garage/studio with gable roof.

Total # of Resources: 2 Contributing: 2 Building

41-07-20 Cuttalossa Road

vacant Not counted

41-07-20-1 Cuttalossa Road, across from #6685

Date of Construction: Circa 1930

Description: 1 ½-story log over stone with gable roof. Single sash 12-paned windows. Board and batten gabled end with four-paned window. Attached 1-story frame addition.

A circa 1930 frame sheep cote has a gable roof. Remnants of old dam wall are also found on the property.

Total # of Resources: 3 Contributing: 2 Building/1 Site

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7

Page 9

Cuttalossa Valley Historic District
Bucks County, PA

41-07-20-2 Cuttalossa Road
Vacant Not counted

41-07-20-2 Adjacent Cuttalossa Road
Date of Construction: 1932 Date Stone

Description: Bucks County bridge #355, stone walls with concrete balustrades, and coping.
Total # of Resources: 1 Contributing: 1 Structure

41-07-21 Armitage Road
Vacant Not counted

41-13-43 3322 Sugan Road Samuel Armitage House
Date of Construction: Circa 1760

Description: 2 ½-story, stone, with gable roof, built in three section. The central 3-bay portion has a central door with transom and pent roof, segmental arched first floor windows with 9/6 lights. Early 19th century 2-bay-wide south end, north end is 2 bays wide with 20th century frame rear addition.

Outbuildings include a large stone bank barn with rear ell of stone and frame, and stone spring house. The parcel may also include archaeological remains of a pre 1705 Native American village.

Total # of Resources: 3 Contributing: 3 Buildings

41-13-53 3322 Sugan Road
Date of Construction: Circa 1820

Description: 2-story stone, 4 bay wide, with slate gable roof. Six over six windows, and internal end chimney. Originally stuccoed exterior. Large 20th century frame addition.
Total # of Resources: 1 Contributing: 1 Building

41-13-54 3368 Sugan Road Armitage Mill
Date of Construction: Circa 1748

Description: 2 ½-story stone mill built into bank with slate gable roof. West end is 3 bays wide with north end segmental arched window. Two-bay-wide east end with internal end chimney circa 1830. Old mill race remains intact.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

Page 10

Cuttalossa Valley Historic District
Bucks County, PA

Accessory building with stone base and frame upper floor. Twentieth century secondary dwelling.

Total # of Resources: 3

Contributing: 2

Building

Non-contrib: 1

41-13-55-3 (A portion of the parcel) 6548 Cuttalossa Road
Vacant Not counted

41-02-111 (A portion of the parcel) 3428 Sugan Road
Vacant Not counted

41-02-111-2 (A portion of the parcel) 6580 Armitage Road
Vacant Not counted

41-02-111-12 (A portion of the parcel) 3380 Sugan Road
vacant Not counted

41-02-111-12 (Adjoining on Sugan Road)
Date of Construction: Circa 1880

Description: One arched, one-lane stone bridge with stone coping
Total # of Resources: 1 Contributing: 1 Structure

41-02-111-13 (A portion of the parcel) 3404 Sugan Road
Date of Construction: Circa 1854, improved Circa 1873

Description: Spring/pipe with stone wall surround.
Total # of Resources: 1 Contributing: 1 Structure

41-02-112 Cuttalossa Road
Date of Construction: Circa 1854

Description: Site of Lear-Large Mill. Stone wall remains of a possible building foundation or mill-related structure.
Total # of Resources: 1 Contributing: 1 Site

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

Page 11

Cuttalossa Valley Historic District
Bucks County, PA

41-02-113 (A portion of the parcel) 6580 Cuttalossa Road
Vacant Not counted

41-02-113-1 6534 Cuttalossa Road
Date of Construction: Circa 1920

Description: 2 ½-story board and batten cottage with gabled roof. Small, 2-story frame over stone outbuilding.

Total # of Resources: 1 Contributing: 1 Building

41-02-113-2 (A portion of the parcel) 6556 Cuttalossa Road
Vacant Not counted

47-02-114 Cuttalossa Road
Date of Construction: Circa 1854

Description: Vacant land but archeological site associated with Lear-Large Mill, dwellings.
Total # of Resources: 1 Contributing: 1 Site

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section 7

Page 12

Cuttalossa Valley Historic District
Bucks County, PA

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 1

**Cuttalossa Valley Historic District
Bucks County, PA**

The Cuttalossa Valley Historic District is significant under Criterion A for its 18th and 19th century role in the development of industry; under Criterion B for art and its association with the artist Daniel Garber, a leader in the Pennsylvania Impressionist movement of the early 20th century, and for entertainment and recreation due to its importance in tourism that emerged in the early 20th century; and under Criterion C for architecture, representing 18th and 19th century local building traditions and 20th century interest in historic architecture. Today the historic resources clearly reflect the Cuttalossa Valley's role in the development of 18th and 19th century manufacturing, and later its 19th and 20th century development as an artistic and tourist destination. The relationship of the valley's natural features to development has played a crucial role in the history of the area over three centuries. The creek first provided important waterpower for mills. However, the valley's topography eventually limited building development, making it difficult to compete with other river communities. The area's natural features again shaped its role at the close of the 19th century, when tourists and artists were drawn to the Cuttalossa Valley's beauty. Today the valley remains very much as it appeared in the early 20th century, and represents the quintessential Bucks County landscape. The district's period of significance, circa 1748 to 1952, reflects the date of Armitage Mill, the earliest historic resource, through the valley's full development in the 20th century as a natural and historic destination.

Early deeds and records indicate that English Quakers settled the property encompassing the district. Between 1702 and 1704, William Penn granted large tracts of land in and around the valley to Thomas Croasdale, George White and William Beaks. These early owners most likely were land speculators who did not settle on their property. Among the earliest settlers was Henry Paxson, who is believed to have built a home just south of the valley in 1704, and whose property extended into the district. According to 19th century histories of Bucks County, the area along the southern end of the creek was a Native American community prior to 1705. Early deeds for property in the area often refer to this settlement. The name Cuttalossa is believed to have applied to this Lenape Indian site (a portion of the site is believed to be found in the vicinity of Tax Map Parcel 41-13-43).

European development of the valley itself appears to have occurred in the 1740s and 1750s when the power of the creek was utilized to operate mills, and the Delaware River served as a major traffic corridor for the transportation of goods. Samuel Armitage, who purchased 200 acres near the intersection of Sugan and Cuttalossa roads, built the first mill along the creek circa 1748. His mill still stands today (Tax Map Parcel 41-13-54). Armitage was typical of the early Quaker

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 2

**Cuttalossa Valley Historic District
Bucks County, PA**

settlers, who came to America from England due to religious intolerance there. Armitage also built a home near his mill along an early road; his heirs later expanded the home (Tax Map Parcel 41-13-43). Armitage's land was divided between his sons in 1801. His will provided son John "the house in which I now live in, the mill and 50 acres of land." Another son James received 150 acres of land, the remainder of Samuel's holdings in the valley.

At the opposite end of the district, where Cuttalossa Creek flows into the Delaware River, John Rose purchased 200 acres in 1741. Rose is known to have established a ferry across the Delaware prior to the Revolutionary War, probably in mid-century, when a road, now abandoned, was laid out through the north end of the valley. The road was found on the eastern hill of the valley and cut southeast over the crest of the hill well before the valley's intersection with Sугan Road. Portions of the early road are still evident today (Tax Map Parcel 41-7-16, 17, 18).

By the mid 18th century the north end of the valley also contained a mill. In 1758, William Skelton is believed to have built a gristmill in this area, on the original Rose land. Skelton also may have built the stone house that stands near the road (Tax Map Parcel 41-7-10). John Kugler, who established a tavern at the site, added a sawmill to this property in 1771 (no physical evidence remains today).

The first known tavern petition for the building dates from 1771, when John Kugler's tavern sign was identified in records as Rose's Ferry. Tavern records for Kugler date back to 1767, but it is unclear if the petitions are for the present site, since Kugler also operated a tavern at Howals Ferry. By the end of the late 18th century the northern end of the Cuttalossa was known as Painter's Ferry, and included 119 acres of the Rose tract, with a plantation, ferry, tavern, storehouse, grist and saw mill owned by Jacob Painter. In 1798 John Painter applied to continue operating a tavern at "Kugler's". At the time of Painter's death in 1805, the advertisement for the sale of his personal property showed the success of each of Painter's businesses and the continued importance of the area. In addition to the sale of the property and household goods, the plantation held "a large and good stock of horses, cattle and swine, a quantity of wheat rye, corn and flaxseed, by the bushel, and corn, buckwheat, and turnips in the ground, flax in the sheaf and several tons of good hay." The agricultural goods were most likely grown outside the valley and district. The operation of the saw mill along Cuttalossa Creek was also noted, where "a great quantity of yellow and white pine boards and logs, nearly two hundred new flour and

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 3

**Cuttalossa Valley Historic District
Bucks County, PA**

pork barrels, a pair of strong timber wheels” could be found. The tavern held “a large quantity of salted hams, picked pork and several barrels of excellent salt shad”. And the ferry landing contained “a good new ferry boat,” suggesting its continued significance.

By 1818, the settlement at the northern end of the Cuttalossa was known as the Camel and/or Hard Times. Its new name may have been created due to the outdated mill and tavern that was forced to compete with area mills along the nearby Paunacussing Creek as well as the Armitage mill. By this time, the village was described as consisting of two or three houses, one half of one being used as a hotel, and a grist and sawmill. By 1830, the 18th century sawmill that had prospered was in ruins. The property went through a succession of owners and was sold at sheriff’s sale.

With the construction of the Delaware Division of the Pennsylvania Canal in 1832, the village at the creek’s mouth and surrounding valley had a new opportunity to prosper. John E. Kenderdine, a millwright from Montgomery County, saw the potential of the area and became key to the development of the valley.

Kenderdine bought the tavern and surrounding mills in 1833 and soon replaced the old gristmill with a larger one and within a few years converted the tavern into a dwelling. By 1837, he built a new house for himself at the top of the hill (Tax Map Parcel 41-7-11)

Among Kenderdine’s most successful enterprises was a sawmill. The construction of the canal had destroyed the old mill several years previously, but Kenderdine constructed a new mill and lumberyard at the site (Tax Map Parcel 41-7-14). Kenderdine’s mill complex included a sawmill located above the falls, powered by a 20-foot-diameter water wheel. Below the falls was a forebay or decking from one bank of the creek to the other, where milled lumber was stored. Another mill was found slightly upstream where ax handles were produced. A large dam was found above the ax handle mill below present day Paxson Hill Road.

With the completion of his lumber business the village was renamed Lumberton, perhaps to compete with Lumberville just upstream on the Delaware where the Paunacussing Creek is found. The lumber for which Lumberton was named came down from upstate in rafts on the Delaware River and canal boats on the canal. Milled lumber was supplied to people locally as well as customers as far as the Schuylkill River Valley. Lumberton grew with the expansion of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

Page 4

Cuttalossa Valley Historic District
Bucks County, PA

these industries to include housing for workers, a store, tavern and post office. In 1848, an account in the *Bucks County Intelligencer* described business activity of the village and Kenderdine's success in the lumber business. Kenderdine's mill, it said was "being resorted to by purchasers of lumber at retail as any other point on the Delaware. The high character of the proprietor, and those he has from time to time has associated with him, for enterprise and integrity, is known far and wide and has drawn customers from a great distance."

Kenderdine's business sense and foresight helped in the development of his enterprises. In fact, he anticipated the shift from individual custom-made millwork to the factory system. Kenderdine invented machinery to speed production, including a double saw used at his mill. In 1848, the saw was described as "so hung that when one goes down the other rises, and consequently cuts twice as fast as a single saw driven at the same velocity."

In 1857, Kenderdine built a sash, blind and door factory and with his new partner, Morris L. Fell of Buckingham, that was advertised as the "Lumberton Builders Factory." This new enterprise produced panel doors, sash, shutters, blinds, mouldings, and door and window frames.

The new sash factory later was expanded to include a bone mill and phosphate factory to manufacture fertilizer (Tax Map Parcel 41-7-13). The large mill also was used for grinding flour, meal, feed and plaster; it sent kiln-dried corn meal as far away as Ireland and the West Indies.

Kenderdine's business sense was not limited to his own enterprises, but expanded to the community at large. In 1852 he was instrumental in the construction of the new road through the valley beside the stream, making it one of the easiest passes in the region—at nearly grade. Kenderdine also helped to construct the Lumberville Bridge across the Delaware, expanding trade between New Jersey and Pennsylvania.

Upon Kenderdine's death in 1868, his estate was sold. His property, divided into lots, was described in an advertisement in November 1868. The first lot included one acre and a newly constructed three-story mansion house called Laurelton. The second encompassed 11 ½ acres and the sash factory and bone mill. The buildings on this lot included a two story, 20 by 55 foot frame sash and planing mill with a two-story frame wing measuring 31 feet square; a frame bone mill; a drying house built of stone and frame for seasoning lumber; a new barn and stable; a tenant house and stable; and an unoccupied water power and mill with a fall of 30 feet. A third

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 5

**Cuttalossa Valley Historic District
Bucks County, PA**

lot on 11 acres near the Delaware River included Kenderdine's merchant, grist and plaster mill with a good wharf on the canal. The mill was a large four-story stone building, substantially built and measuring 80 by 60 feet with four run of stones, two flour bolts, a new frame store house attached and measuring 18 by 22 feet, and a carriage house. The lot also included excellent openings for quarries adjoining the canal. A fourth lot contained a lumberyard, coal yard and sawmill with five acres. The sawmill measured 24 by 70 feet, and the parcel included two large stone dwellings, a frame counting house, a frame barn containing stabling for 16 horses, and wagon house attached and a valuable stone quarry already opened. The quarry was most likely found on the property just south of the district, now a substantial modern quarry site. Other property included a wood lot and a one-acre orchard.

With the construction of the valley road, a new mill for the sawing of railroad ties was constructed about midway along the valley. This mill, built in 1854 by R. Lear, was later known as the Lear Large mill and included a miller's house or dwelling and a saw mill with aqueduct. The new road, avoiding the steep valley walls, made it possible for ox teams to transport the ties to nearby Doylestown, the county seat and nearest Pennsylvania railroad station.

The Cuttalossa Valley was ideal for the mill industry. The creek, descending gradually to the Delaware River, with ample force, is fed by small tributaries along the route. The topography, with its steep hills, made it ideal for the construction of dams and its relatively wide valley floor made it possible for the construction of mill races. By the mid 1800s five mills operated along Cuttalossa Creek.

Other industry developed and prospered in the valley especially with the construction of the canal in the 1830s and the Belvidere and Delaware Railroad on the river's east (New Jersey) bank later in the 19th century. Previously, the quarry industry had been carried on upon a small scale in the area. Kenderdine's land was known to hold the best deposits of building stone in the region, and upon his death the new owner of this portion expanded the operation. An 1872 account of the quarry industry provides a historic background of the industry in the last half of the century. The stone, known as Stockton sandstone, was cut and transported by canal boat to Philadelphia and New York where it was used to front "brownstone" houses. Stone from the site was used to build the Reading Railroad Terminal in Philadelphia and the old Bucks County Courthouse.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

Page 6

Cuttalossa Valley Historic District
Bucks County, PA

Belgian block was also quarried to supply cut stone for city paving of city streets. Although the quarry was found outside the district, at its peak, it employed 200 stonecutters, many of who lived in the district just west of the present quarry along the old ferry road, including the childhood home of Zebulon Pike (of Pike's Peak fame). Foundations for several of these homes exist today (Tax Map Parcel 41-7-16). In 1883 a tramway was erected over the canal and river to ferry tons of stone to the railroad along the New Jersey bank of the Delaware. Stone foundations, possibly remnants of the tramway and staging area are still visible today (Tax Map Parcel 41-7-6).

In 1873 historian William Buck described the Cuttalossa: "So copious in its brief course is the supply of its pure cold water that the Cuttalossa furnishes power for the propelling of two grist mills, two saw mills and a bone mill and phosphate factory. As the descent is ample, considerable more power could be furnished. It may be said that in its course to pass through some thirteen farms, and standing within fifty yards of its banks, omitting the mills and manufacturing establishments are twelve dwelling houses, and within half a mile's distance of its course a total number of 26, with a population that may be fairly estimated at about 160 persons." Today one mill and remnants of the all the mills Buck described can still be found. Likewise of the 12 dwellings identified, eight are extant in the district today.

By the last quarter of the 19th century, the industry that helped develop the valley slowly died. Competition from other mills and the development of railroad in other areas made other locations more desirable. The mill industry was also dealt a defeat by nature. Although floods had previously affected the mill industry along the Cuttalossa, they were usually rebuilt. However, in 1885 a devastating flood destroyed or severely damaged each mill, as well as their millpond dams and raceways. A smaller flood in 1896 was a crowning blow, ending the industry in the valley.

By the 1870s, a new industry was emerging in Bucks County—tourism. The Cuttalossa Valley was also well known as an attraction due to its natural beauty, and historic buildings. William Buck, in a newspaper series and later published pamphlet, "The Cuttalossa", writes:

The Cuttalossa contains just a sufficiency of mills and selling houses to give interest and variety, but not to spoil its natural charms or to mar its solitude....If the stranger or traveler desires to visit it, say

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

Page 7

Cuttalossa Valley Historic District
Bucks County, PA

from Easton, Philadelphia, Trenton or intermediate stations. It can now be best done by the Belvidere Delaware railroad, getting off at Raven Rock station, crossing the Delaware by the bridge at Lumberville. At this place is the nearest and only hotel. From said village proceeding down the River road, the distance to the mouth of the Cuttalossa is a short mile. ... To the lover of nature we would say-whether it be the artist, the geologist, the botanist or the antiquary, and these are not few nowadays, that within the hills that environ Cuttalossa a feast awaits you- we regret to say that before the publication of this work in 1873 was only too little known.

Numerous poems were written about the valley as early as the 1840s, and noted poet John Greenleaf Whittier was among those drawn to the valley. Whittier spent time in the valley in 1840 residing at a nearby Armitage family home, and revisited the valley several times later in the 19th century. By the 1870s an association of residents formed a poets' association and designated a large rock along the creek "Poet's Rock" (located on Tax Map Parcel 41-02-111-2).

The natural beauty of the creek and valley brought about new improvements to the area. A fountain was built by John Kenderdine about 1854 at a spring along the new valley road he helped to build. A pipe and stone surround remain today at the location of this early structure (Tax Map Parcel 41-2-111-13). In 1873, a more elaborate fountain, now gone, was added by placing a pipe from the spring beneath the road. The pipe led to a marble fountain with a boy figure holding a vase. The new fountain was completed by local residents who sought to enhance an area already known for its solitude and natural beauty.

Artists came to the valley, drawn by its solitude and beauty. In 1907 the Bucks County artist Daniel Garber purchased the Watson Kenderdine property (Tax Map Parcel 41-7-13-1), where he lived and worked until his death in 1958. The barn was converted into his studio, where Garber completed the majority of his work. During his residency, Garber became one of the country's most important 20th century impressionist painters and, along with Edward Redfield and other artists known as the New Hope group, is credited with giving the Pennsylvania impressionists national recognition.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 8

**Cuttalossa Valley Historic District
Bucks County, PA**

Interest in the area's physical beauty and the national recognition of the New Hope artists in the 1920s helped spur national interest in Bucks County and in turn, the Cuttalossa Valley. By the 1920s this movement was fueled by celebrities including members of the New York theater and literary worlds who also sought out refuge in the county. Pulitzer prize winners George S. Kaufman and Moss Hart along with Pearl S. Buck, Oscar Hammerstein, Dorothy Parker, Katherine Porter, S. J. Perelman and Jean Toomer were among the most famous drawn to Bucks County.

Actual construction in the Cuttalossa Valley slowed in the early 20th century. New construction during the first half of the century echoed the interest in history, nature and tourism. Only a handful of buildings, including picturesque outbuildings on the Garber property (TMP 41-007-018), were constructed. By the 1960s Bucks County's role as a haven of New York elite waned, and much of the county gradually fell victim to suburban development. With increased development pressures in the late 20th century, the area surrounding the valley began to be developed with large suburban homes. In recent years the valley's future as a scenic and historic area has been secured due to conservation easements placed on large adjoining parcels.

The development of the valley initially for industrial purposes was not unusual for Bucks County. Throughout the early 18th century large tracts of land in southeastern Pennsylvania had been designated as possible industrial sites by the proprietors, their agents or later owners. Land with mineral deposits, water power, and or important transportation access were highly valued and often sold for speculation. Eventually mills, quarries and landing areas were established as settlers began to develop the surrounding land.

Overall the industrial development of the Cuttalossa Valley was typical of patterns found throughout Bucks County. Steady agricultural development of central Bucks County brought about the need for grist mills at intervals along local waterways to serve their expanding needs. A network of roads was established serving the mills and farming community. Road petitions to the county suggest that access to mills was a primary reason for public road construction. Grist mills for farmers were followed in the 19th century by a large increase in lumber mills. The river served as the major transportation route to larger markets by the early 19th century, enabling mills and quarries to expand their markets to Philadelphia. The construction of the canal in the 1830s enhanced the competitiveness of mills and quarries along the Delaware. Subsequently the construction of bridges to access markets north, and the coming of the railroad, helped define

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

Page 9

Cuttalossa Valley Historic District
Bucks County, PA

and concentrate the county's industrial and transportation centers, as well as slow or halt development of 18th and early 19th century areas. The Cuttalossa Valley fits into this development pattern. The Armitage Mill served as a regional grist mill for farmers, followed by lumber mills in the 19th century. The valley's location near the Delaware River and canal spurred development. Its distance from a railroad line and the bridge at Lumberville eventually made the valley lag behind neighboring mill centers with easier access to major transportation links.

Several communities in Solebury Township along the Delaware River developed in a similar manner in the 18th and early 19th centuries. Carversville, located several miles north of the Cuttalossa Valley, was also an important industrial area. The agricultural community surrounding Carversville was served by the Bancroft grist mill established in the 1730s. At Carversville, a large creek, the Panncussing, provided the mill's power, and by the late 1800s it was joined by a tannery, saw mill, other grist mills, a wheelwright shop, a cobbler and a carriage shop. Lumberville, a saw mill community located along the Delaware a mile north of the Cuttalossa Valley and downstream from Carversville, developed around the same time as the Cuttalossa Valley. Like the Valley, Lumberville had a ferry landing and the nearby creek provided the necessary water power to sustain saw mills. The establishment of roads to the mills and landing helped make Lumberville and its mills successful. The establishment of the canal in 1832 fostered growth of the area and its industrial base, as at Lumberton. The mills at Lumberville were major competition for the Kenderdine mills in the 19th century, and the importance of the saw mills for both towns is evident in the selection of their names. The topography of Lumberville, a much broader area along the Delaware, and the successful building of a bridge across the river, helped Lumberville to overshadow the Cuttalossa Valley. Unlike the Cuttalossa Valley, where only a handful of houses were constructed, at Lumberville a village of several dozen houses and businesses developed by the mid 19th century due to the bridge and the area's relatively flat topography along the river.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 10

**Cuttalossa Valley Historic District
Bucks County, PA**

Like Lumberton, Lumberville also was overshadowed by larger transportation centers including New Hope and Doylestown.

Tourism in the area around the valley and Bucks County in general began as early as 1870. Like other areas along the Delaware River, the Cuttalossa Valley was well known as an attraction due to its natural beauty and historic buildings. Bucks County's location between New York and Philadelphia, its wealth of historic buildings and vast countryside made it an ideal site for excursions. The Cuttalossa Valley however was unusual in its role as a tourism destination. Unlike other areas in the county, such as Ivyland that developed as a village resort with Victorian architecture, or New Hope a ferry landing and village center, the valley held few buildings. Tourists visited the valley precisely due to its solitude and scenic beauty. Its location near small villages made it an ideal day trip. Few resources were constructed as a direct result of the tourists trade. A fountain was built in 1873 along the valley road. A pipe and stone surround associated with the fountain remain today (Tax map parcel 41-2-111-13). The Garber outbuildings, circa 1930, were designed to enhance the area's rural character and in turn helped continue the valley's role as a scenic destination. Only one small cottage was constructed in the 1920s along Cuttalossa (TMP 41-002-113-001). The post office however was converted into the Cuttalossa Inn in the early 20th century serving as an artist's retreat and tourist haven (TMP 41-07-14).

Uhlerstown Historic District in Tinicum Township, Buck County, is one of the few natural areas that drew tourists. Uhlerstown was "discovered" in the 1920s as a rural retreat. Like Cuttalossa, Uhlerstown is distinguished by its topography and landscape. In Uhlerstown, resources are located on a wide river flat which ends abruptly against towering palisades. By 1937 Uhlerstown was reported to have about one third of its population summer or part-time residents from the large cities. The Delaware River also appears to have been a draw for tourism in the 20th century. Several river towns including Point Pleasant and Erwinna hold concentrations of vacation cottages and tourist lodging facilities. Uhlerstown and these communities, unlike Cuttalossa Valley, appears to have developed during this period with bungalow construction for summer residents, rather than remain a strictly scenic destination as found in the district.

The importance of the district for its association with art, specifically the artist Daniel Garber, also relates directly to an interest in natural beauty. Central Bucks County became a destination for artists of all kind, such as poets, writers, actors, and musicians, who sought permanently or

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 11

**Cuttalossa Valley Historic District
Bucks County, PA**

temporarily refuge from city life. Visitors from New York City and Philadelphia were drawn to the area seeking a healthy environment. Bucks County also offered scenic beauty, old stone houses, and peace and quiet.

Daniel Garber, born in 1880 in Indiana, came east to study at the Pennsylvania Academy of the Fine Arts, and in 1904 won the Academy's Cresson award to study in Paris. His schooling in France inspired his style of representing natural light with a variety of pastel colors. In 1909 he accepted a teaching position at the Pennsylvania Academy of the Fine Arts where he remained for 40 years. In association with other area artists, Garber was part of the New Hope Group that exhibited together across the country in 1916 and 1917. Today Garber is best known for his landscapes of Bucks County woods and quarries, with the Cuttalossa Valley landscape heavily featured. Garber also achieved recognition as a portraitist. Among his most famous work is a portrait of his wife Mary (May), titled *The Studio*, painted at Cuttalossa. Other artists followed Garber to Bucks County including William Francis Taylor. Taylor played a key role in the formation of an artist's community at Phillips Mill. He met artist Mary Symth Perkins in 1909 and soon after married her. The couple moved to Cuttalossa where they operated the Cuttalossa Inn and continued to paint.

Daniel Garber, however, stands out as one of three prominent members of the group that came to be known as the Pennsylvania School of Landscape painting. Along with Edward Redfield and William Lathrop, Garber helped to establish a realistic style that brought Bucks County national recognition. By the 1920s the draw of artists to the county was nationally known, and the village of New Hope became the center of a flourishing art colony. This art colony spread among the farms and small villages in central Bucks County by the 1930s. Cuttalossa became the symbol of Garber's work and is symbolic of the Pennsylvania Impressionist movement as a whole. Its spirit, form and landscape are found in the works of dozens of prominent 20th century artists.

Several other areas in Bucks County were artist destinations. The Centre Bridge Historic District, located only a few miles south of Cuttalossa Creek, was an artists haven and perhaps the area's most visible. Unlike the Cuttalossa Valley that remained a quiet destination for solitude and reflection, the artist colony at Center Bridge was focused around the inn at the village's core. Artist Edward Redfield resided here and was among the village's major draws.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8

Page 12

Cuttalossa Valley Historic District
Bucks County, PA

Perhaps a closer comparison due to its size is found further south at Phillip's Mill. Phillip's Mill Historic District is known as the home of artist, William Lathrop. Like Garber Lathrop converted the old buildings at the site for use as his home and studio. Today Phillip's Mill, like Cuttalossa Valley, has a collection of quaint historic buildings with early 20th century additions that were constructed to enhance the historic architecture and to evoke the past. Each of these artist havens have striking similarities in location-- on or within walking distance of the canal and river, and are filled with historic industrial buildings and ruins, scenic beauty, woodland, creeks and falls which are captured in the artists' work and which have become internationally known as the quintessential Bucks County landscape.

Architecturally the Cuttalossa Valley Historic District reflects the common building practices and architectural styles found throughout Bucks County. Early buildings such as the Hard Times Tavern (Tax Map Parcel 41-07-10) were largely constructed of stone with single pile plans and lateral additions. Later buildings employ local materials and plans with elements of styles nationally favored during the mid to late 19th century, such as the Watson Kenderdine/Daniel Garber House (Tax Map Parcel 41-07-13-01) with its stone single pile plan and Greek Revival elements. The Cuttalossa Valley Historic District has a variety of building types that were once common but now relatively rare in the region. Among these is the Armitage Mill (Tax Map Parcel 41-13-54) constructed along a main with massive stone walls.

The Carversville Historic District has similar buildings, including the large stone Bancroft Mill (Tax Map Parcel 41-4-24), rebuilt in the mid 19th century along the Pannacussing Creek at the center of the village. Early dwellings are similar to those found in the subject district, constructed of stone with single pile plans, gable roofs and lateral additions. The building along Sugan Road at the south end of the district (Tax Map Parcel 41-2-49) is a 2 ½ story 4 bay wide stone house with lateral frame addition. It is similar in appearance and scale to the dwellings in Cuttalossa Valley Historic District also along Sugan Road (Tax Map Parcels 41-13-53 and 41-13-43) and common throughout the county. Many early buildings in this district are bank houses, such as the original tannery (Tax Map Parcel 41-4-9) with Federal windows. This building is reminiscent of Hill House (Tax Map Parcel 41-07-11) in its form and massing.

Buildings in the Lumberville Historic District are similar in form and style, but are largely of frame construction. The vernacular Greek Revival, and Italianate Revival houses dominate

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8

Page 13

**Cuttalossa Valley Historic District
Bucks County, PA**

Lumberville, where windows or porch detailing dictate the architectural mode. Similar details are found in dwellings in the Cuttalossa Valley Historic District.

Twentieth century architecture in the district reflects a national trend in evoking past styles. At Cuttalossa, several buildings were constructed to capture rural life and the history of the mill industry. The buildings across from Daniel Garber's studio were designed in this manner, including the sheep cote and old mill constructed with native materials and quaint characteristics (Tax Map Parcel tktk).

At Phillip's Mill, similar alterations and new buildings constructed in the early 20th century, tended to evoke the past, particular Bucks County's rural character, employing local materials and colonial or cottage forms.

The Cuttalossa Valley Historic District differs from each of these districts in its number of diverse resources, in particular its ruins and remains of its industrial buildings. At Cuttalossa, unlike other areas, the natural environment also helped to dictate the location of resources creating a unique Bucks County community.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9

Page 1

Cuttalossa Valley Historic District
Bucks County, PA

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10

Page 1

Cuttalossa Valley Historic District
Bucks County, PA

10. Geographical Data

UTM References

3. 18 498229 4470187
4. 18 497298 4470379

Verbal Boundary Description

See attached map drawn at a scale of 1" = 200'.

Boundary Justification

The boundaries for the Cuttalossa Valley Historic District were drawn to incorporate the majority of historic resources along Cuttalossa Creek. Natural features such as the Delaware River and the steep ridge lines that form the top of the valley walls were used to help define general parameters. For the most part, tax map parcels follow natural features and therefore property lines were used to form district lines. Historically most properties included bottomland--along the valley floor-- and the steep slopes that form the ridge walls. Refinement of the boundaries was necessary, especially in the southern end of the district, where subdivision has occurred in recent years. In this area, new construction and tax map parcels do not necessarily conform with natural features. Furthermore, these parcels have non-contributing resources, large suburban homes on several acre lots. All of these non-contributing buildings are hidden from view from the valley floor. In most cases the creek or road form their rear lot lines, and border the undeveloped or wooded areas of the property. Because new construction is found beyond the ridge lines or away from the valley floor, only a portion of the property (vacant land) along the road and creek was included in the boundary. In each case this vacant land is woodland and helps to protect the viewshed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Photographs

Section ____ Page 1

Cuttalossa Valley Historic District
Bucks County, PA

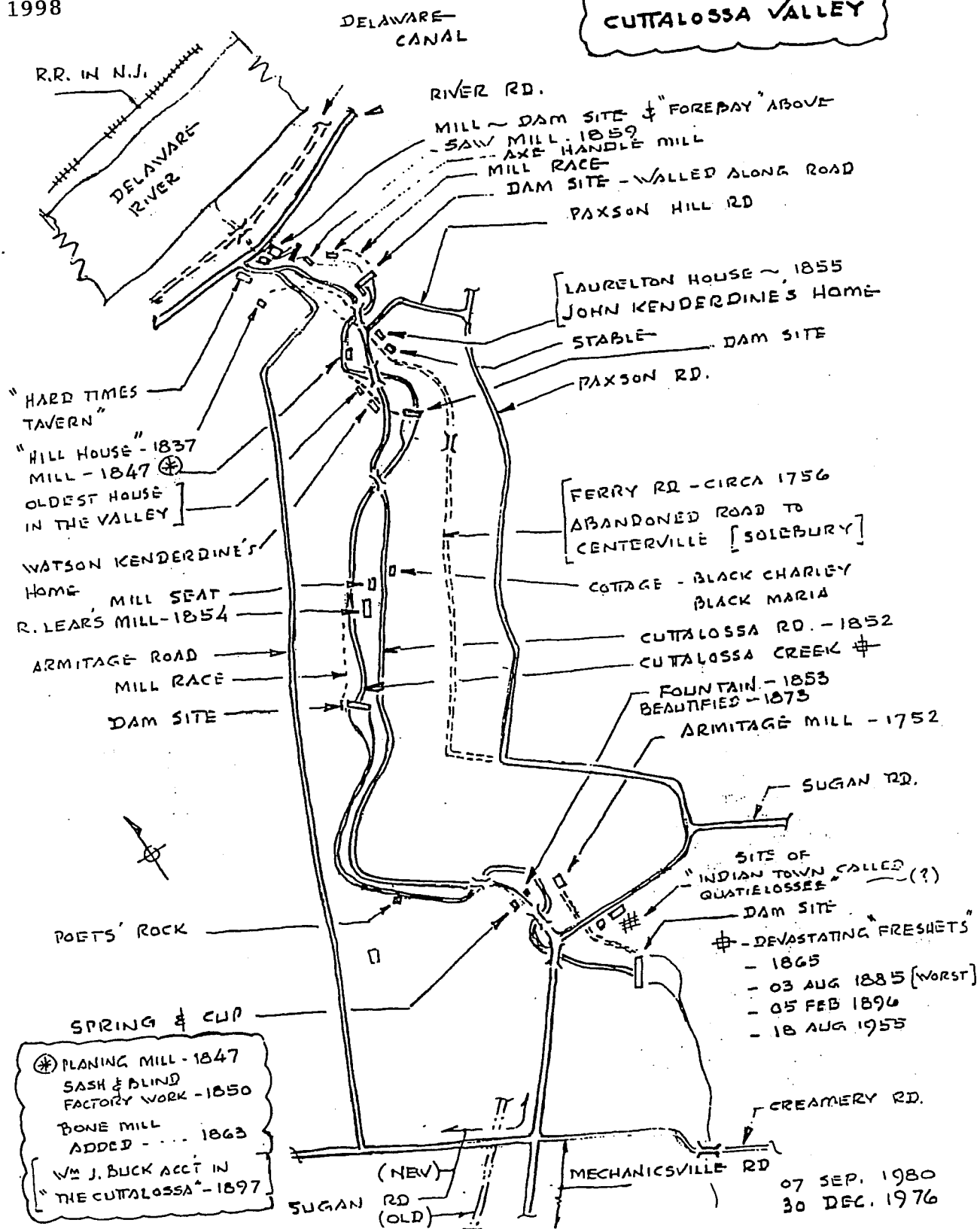
Photographs

All photographs were taken by Michael May in the Summer or Fall of 2000. Negatives are found in the Historic Preservation Department, Heritage Conservancy, 85 Old Dublin Pike, Doylestown, PA 18901.

- | | | |
|-----|---|------------------|
| 1. | Hard Times Tavern (41-07-10), exterior view | facing west |
| 2. | Mill wall (41-07-14) | facing southeast |
| 3. | 3523 River Road, (41-07-09), exterior view | facing south |
| 4. | 3478 River Road, (41-07-14), north elevation | facing south |
| 5. | Mill race, (40-07-10) | facing west |
| 6. | Hill House, (41-07-11), east elevation | facing west |
| 7. | Hill House, 41-07-11), west elevation | facing east |
| 8. | Barn wall ruins (41-07-11) | facing west |
| 9. | Old road embankment walls, (41-07-16) | facing southeast |
| 10. | Barn, east elevation, (41-07-12-01) | facing northwest |
| 11. | Bridge, (41-07-13 adjacent) | facing northeast |
| 12. | Kenderdine Bone Meal and Phosphate Mill
(41-07-13), east elevation | facing west |
| 13. | Watson Kenderdine/Daniel Garber House
(41-07-13-1), south elevation | facing north |
| 14. | Watson Kenderdine/Daniel Garber House
(41-07-13-01), studio and barn, east elevation | facing northwest |
| 15. | Adjacent to 6685 Cuttalossa (41-07-20-01) | facing east |
| 16. | Kenderdine Barn (41-07-18), west elevation | facing east |
| 17. | Garage, (41-07-18), west elevation | facing east |
| 18. | Bridge, (41-07-13-003, adjacent) | facing north |
| 19. | 6534 Cuttalossa Road, (41-02-113-1) west
elevation | facing east |
| 20. | Spring site (41-02-111-13) | facing southwest |
| 21. | Armitage Mill (41-13-54), east elevation | facing northwest |
| 22. | Armitage Mill (41-13-54), west elevation | facing southeast |
| 23. | Corner of Sугan and Cuttalossa roads | facing southwest |
| 24. | 3322 Sугan Road, northwest corner of house | facing southeast |
| 25. | 3322 Sугan Road, barn, northwest corner | facing southeast |

MAP OF THE CUTTALOSSA VALLEY
Prepared by Georges and Libby Duval
1998

CUTTALOSSA VALLEY



CUTTALOSSA VALLEY HD

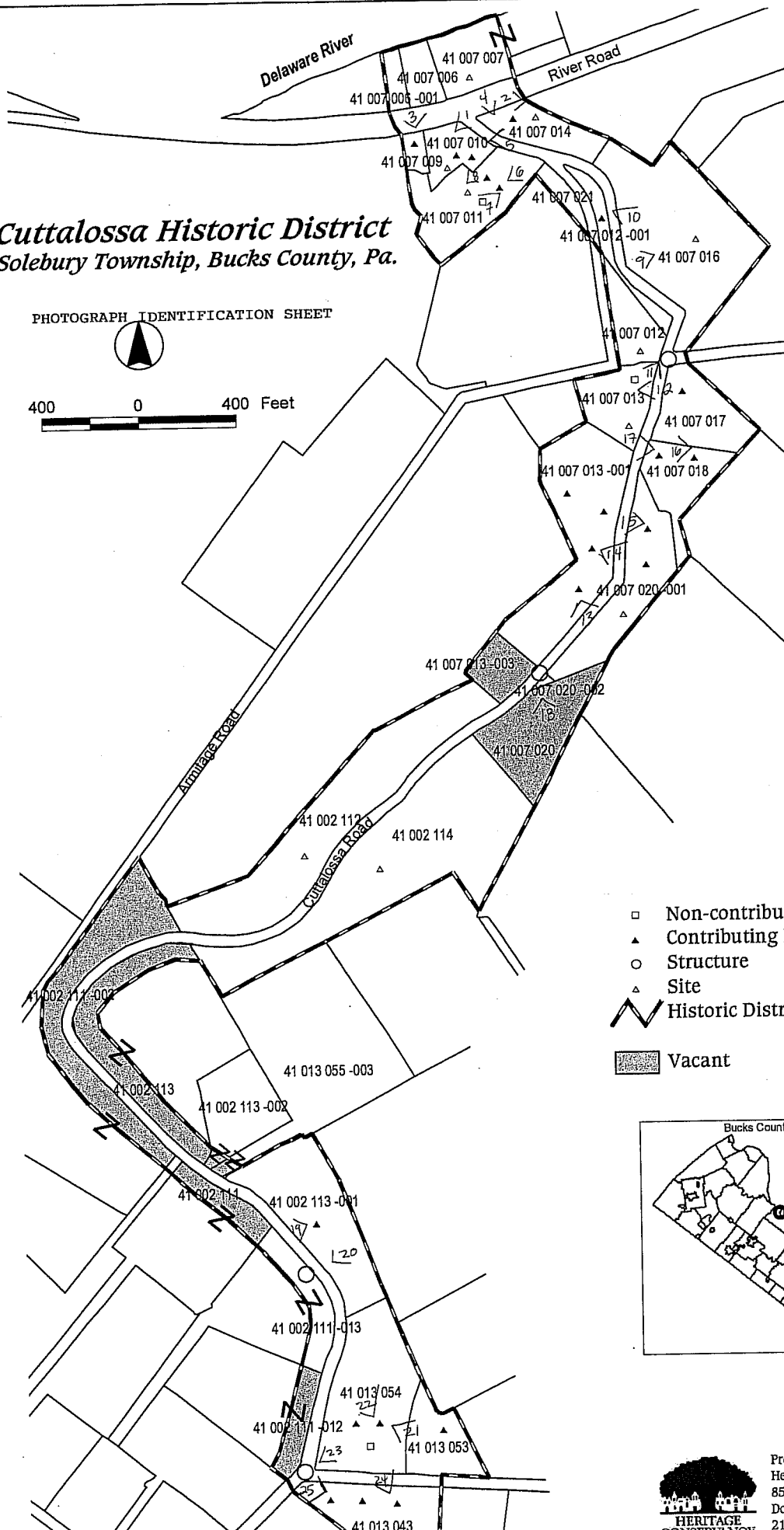
PA

Cuttalossa Historic District Solebury Township, Bucks County, Pa.

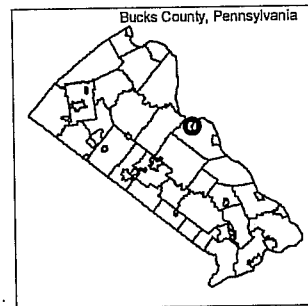
PHOTOGRAPH IDENTIFICATION SHEET



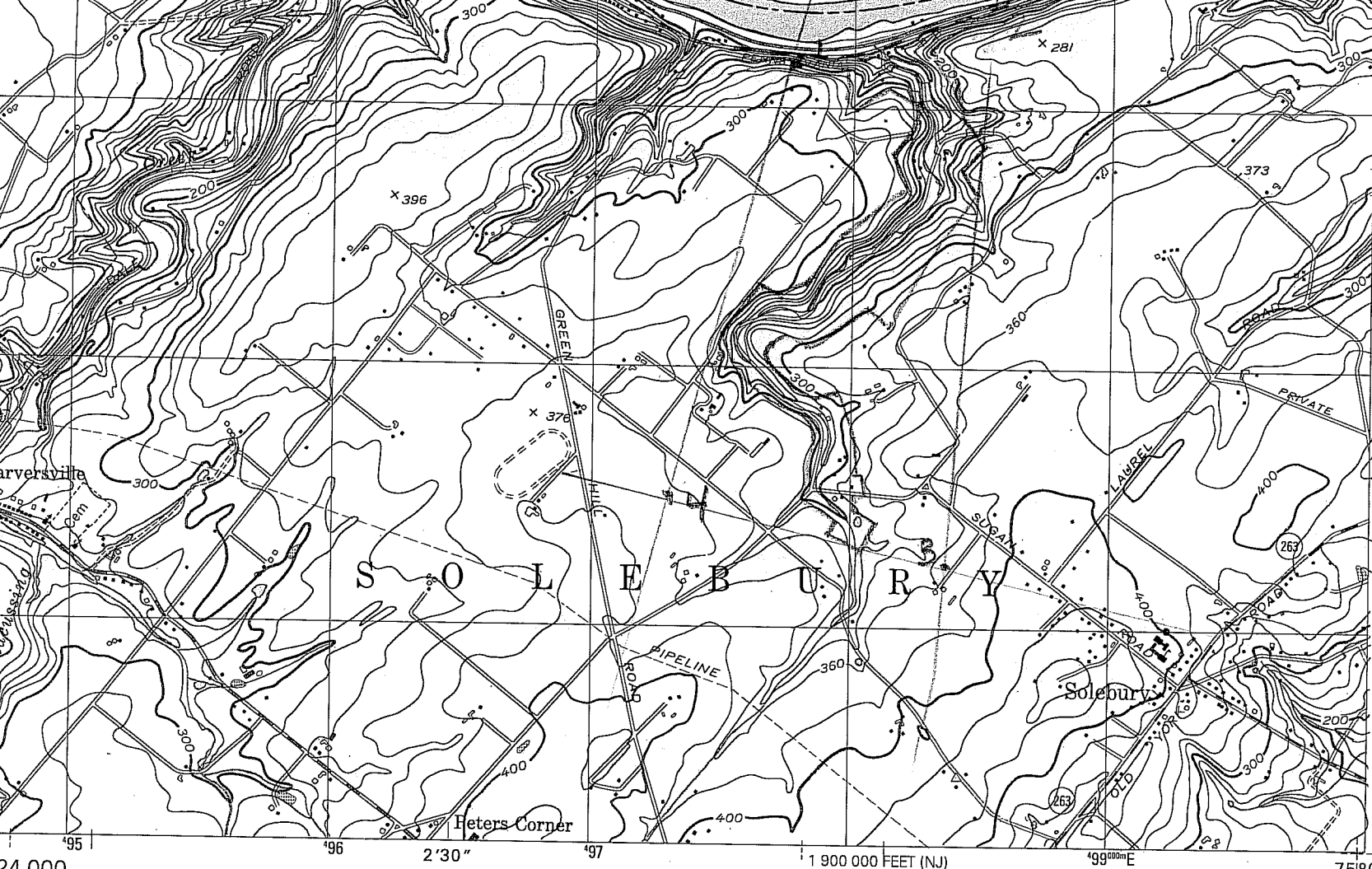
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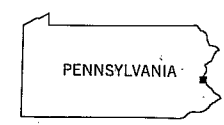
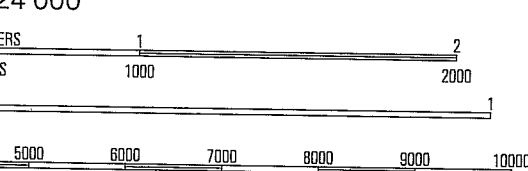
- Non-contributing Building
- ▲ Contributing Building
- Structure
- △ Site
- Historic District Boundary
- Vacant



Prepared by:
Heritage Conservancy
85 Old Dublin Pike
Doylestown, PA 18901
215-345-7020



CUTTALOCSA
VALLEY
HISTORIC DISTRICT
BUCKS CO., PA
UTM REFERENCE
1. 18/497904/44723
2. 18/498526/44723
3. 18/498709/447018
4. 18/497293/44709



ROAD CLASSIFICATION

Primary highway
hard surface
Secondary highway
hard surface
Light-duty road, hard or
improved surface
Unimproved road

Interstate Route U.S. Route State Route

VAL 20 FEET
ICAL DATUM OF 1929
TERS, MULTIPLY BY 0.3048

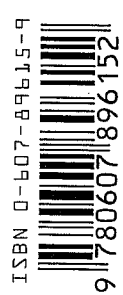
L MAP ACCURACY STANDARDS
BOX 25286, DENVER, COLORADO 80225
ND SYMBOLS IS AVAILABLE ON REQUEST

1	2	3
4		5
6	7	8

1 Riegelsville
2 Frenchtown
3 Pittstown
4 Bedminster
5 Stockton
6 Doylestown
7 Buckingham
8 Lumberville

LUMBERVILLE, PA-NJ
1997

NIMA 5964 I NE-SERIES V831



QUADRANGLE LOCATION

ADJOINING 7.5' QUADRANGLE NAMES